



- NOTES**
1. PROPERTY ZONED PUD, 02 ERZD
 2. THIS PROPERTY IS LOCATED OVER THE EDWARDS RECHARGE ZONE.
 3. WATER SERVICE TO BE PROVIDED BY SWS.
 4. SANITARY SERVICE TO BE PROVIDED BY SWS.
 5. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
 6. TELEPHONE SERVICE TO BE PROVIDED BY SBC.
 7. INTERSECTION SITE DISTANCE TO COMPLY WITH 2001 AASHTO GUIDELINES.
 8. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 (d)(5) OF THE UNIFIED DEVELOPMENT CODE.
 9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)
 10. THIS PROPERTY IS INSIDE THE CITY LIMITS
 11. BUILDING SQUARE FOOTAGES ARE ONLY APPROXIMATE.
 12. 41 COMMERCIAL LOT ESTABLISHED
 13. AREA OF PUD IS 8.5178 ACRES.

HOTCHKISS OFFICE PARK Density and Open Space Ratios	
Base Zoning District	= PUD, 02 ERZD
Maximum Density Allowed	= N/A
Proposed Density	= 4.8 units per acre
Minimum Required Percentage of Open Space	= 20%
Proposed Percentage of Open Space	= 36%
Total Space	= 371,035 S.F.
Occupied Space	77,080 S.F. N/A 11,710 S.F. 8,420 S.F. N/A 55,240 S.F. 235,665 S.F.
Open Space Ratio	Private Drive Driveway Sidewalks Basin Outdoor Storage Areas Parking Building Slabs = 135,370 S.F. 371,035 S.F. = 0.36

LEGAL DESCRIPTION:
BEING 8.5178 ACRES OF THE REMAINING PORTION OF LOT 2, BLOCK 1, N.C.B. 17841, OLMO CREEK OFFICE PARK, UNIT-1 AND RECORDED IN VOLUME 9506 PAGES 103-105 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
EQUITAS INVESTMENTS, INC.
c/o LYLE HOTCHKISS
1733 HENDERSON PASS, SUITE 200
SAN ANTONIO, TEXAS 78232
TELEPHONE NO. (210) 587-3486

OLMO CREEK OFFICE BUILDING

LOT 5
OWNER: FRED MCCOMAS
BLOCK 3, N.C.B. 17843

#05-038

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
Chairman: [Signature] Date: 12/14/05
Secretary: [Signature] Date: 12/14/05

REVISIONS:		DESCRIPTION	BY
DATE	NO.		

HOTCHKISS OFFICE PARK
PUD PLAN No. 05-038



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mccengineers.com

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED MAY, 2004
JOB NO. 18933-1175
SHT. 1 of 1



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Robert A. Liesman P.E.

DATE: December 14, 2005

Address: 1035 Central Parkway North
San Antonio, Texas 78232

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-038

Name: Hotchkiss Office Park, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

For plat certification, the **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the **Aquifer Protection Ordinance No. 81491**:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Hotchkiss Office Park Planned Unit Development (PUD). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located along the northwest side of Huebner Road, approximately 600 feet southwest of N.W. Military Highway in north San Antonio. The 8.75-acres is proposed to consist of an Office Park and a Bank; this development is estimated to generate 360 PM peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Hotchkiss Office Park, at no cost to the City of San Antonio:

- All access driveways shall provide clear sight distance on all existing and proposed driveways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Driveway throat length shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All pavement markings adjacent to proposed development shall be re-painted. UDC 35-502 (7), C

Note: TIA has approved a traffic marking plan for the median opening on Huebner road. This marking plan will allow for efficient movement of traffic, left turns and u-turns.

It should be understood that the submitted TIA concurrent with the proposed Hotchkiss Office Park is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.